



## SUBSTANTIAL FREEHOLD WITH ENDLESS POSSIBILITIES

### Description

- STRATEGIC LAND AREA: 900 SQM (APPROX.)
- STRONG HOLDING INCOME
- MASSIVE DEVELOPMENT POTENTIAL (STCA)

- \* Land Area: 900 sqm (approx.) with 2 street frontages
- \* Consists of 2 shops & rear offices with significant on-site car parks
- \* Short term lease making it ideal for investors, owner occupiers & developers
- \* Fully leased estimated combined income \$140,000 pa (approx.) + GST & outgoings
- \* Commercial 1 Zone allows for array of development outcome (STCA)
- \* Superbly located in thriving retail & activity precinct - blue chip retail / commercial location

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

<b>Area m<sup>2</sup>:</b>	350.00
<b>Land Area m<sup>2</sup>:</b>	900.00
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	Significant on-site car park
<b>Sale Method:</b>	For Sale

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